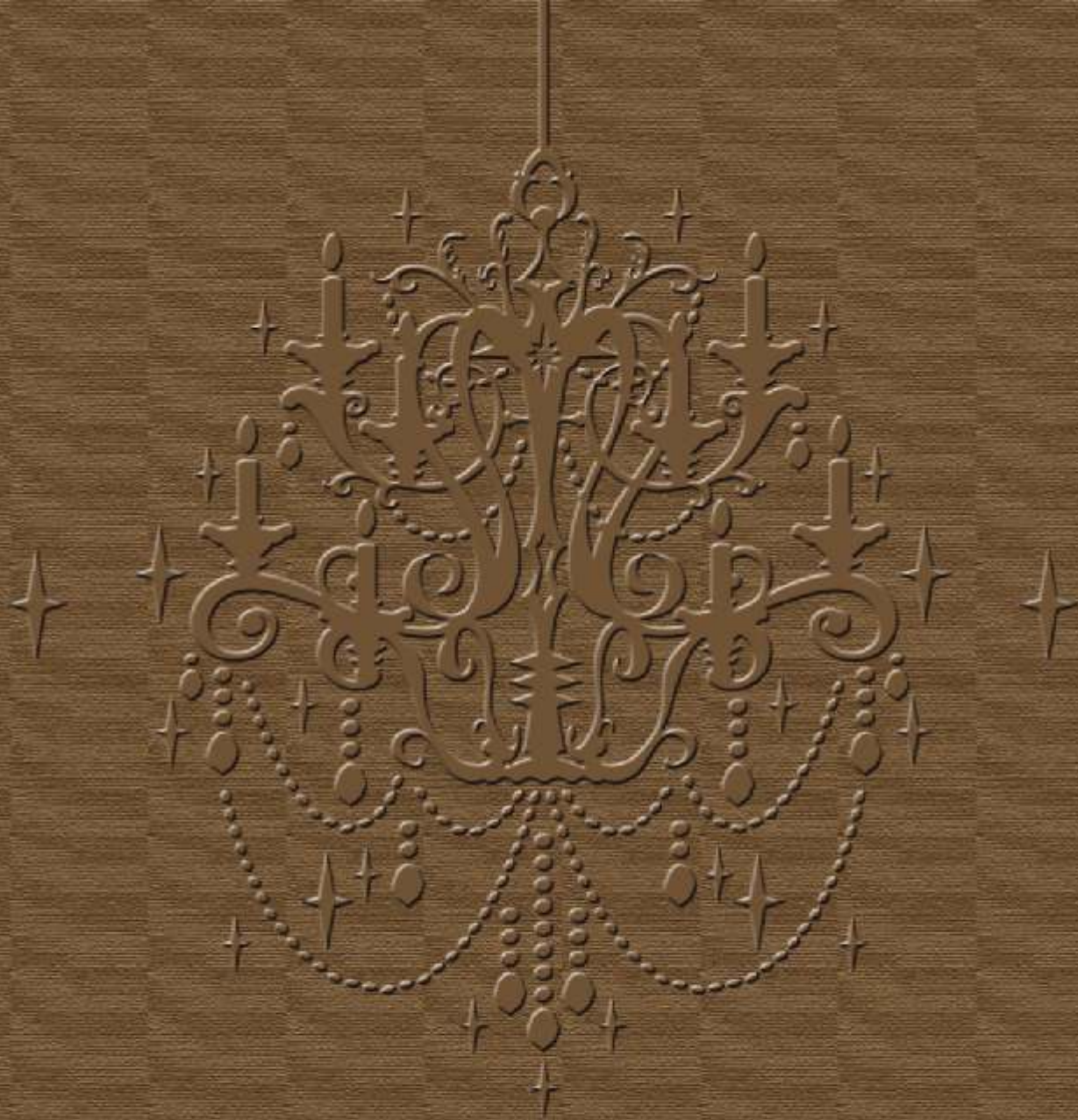




an upscale living experience.





Having created the most desired residential and commercial projects, Advance India Projects Limited (AIPL) and Ambuja Realty Group come together to bring a fresh & breathtaking development of a self sufficient township, Dream City, in Amritsar.

With immaculate planning, infrastructure and best in class amenities, Dream City will be a benchmark endeavour in all of Northern India.

At last, Amritsar is all set to enjoy an upscale living experience.





amritsar: pious & prospering

Amritsar is home to the Harmandir Sahib, also known as the Golden Temple, and is the spiritual and cultural hub of the Sikh religion. This important Sikh shrine attracts more visitors than the Taj Mahal in Agra and is the number one destination for Non-Resident Indians (NRIs).

Amritsar is well connected through air, rail and road. A new International airport which was recently developed, already caters to more than 150 flights/week, and is in the midst of expansion designed to have best in class infrastructure capabilities. The flagship National Highway NH-1 (also known as G.T. Road) runs through the city and links the capital New Delhi to Amritsar, and then beyond to Pakistan through the Wagah Border.

The state government has announced a huge development package for the development of infrastructure in the city. The planned budget will fund the construction of roads, sewerage management, water supply, and a Mass Rapid Transit system.

Leading national developers have planned a series of townships comprising of villas, luxury apartments, service apartments and penthouses. A number of International malls are also in various phases of completion. A new city Convention Centre has been planned and the city is all set to have a range of 5 star hotels by 2010.

Amritsar is indeed all set to emerge as one of the most important trading and tourist destination of the new emerging India.



superior location, better life!



Map not to scale.



It is situated right on NH-1, Delhi-Amritsar highway, Dream City is located well away from the congestion of the city and yet offers quick access to the neighbouring areas:

DESTINATION	DISTANCES IN KMS (APPROX.)
Amritsar Gate (also known as Millennium Gate)	3.2
Golden Temple	10.3
Railway Station	10.5
Airport	24.0
Bus Stand	8.7
The Celebration Mall	12.0

Delhi-Amritsar highway is in the process of being converted into a 4 lane expressway and is witnessing the remarkable infrastructure development of new modern Amritsar.





dream city master plan



LEGEND	
A	Entrance
B	Shops/Offices
C	Pind Balluchi
D	Luxury Hotel
E	Branded Residences
F	Proposed Commercial Building
G	Hospital
H	Bharti Walmart
I	School
J	Villas
K	Club House
L	Dispensary
M	High End Apartments
N	Central Green

Disclaimer: In the interest of maintaining high standards, the master plan, villa renderings, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. All commercial buildings depicted above are illustrative.

integrated township: an idea whose time has come



J

ust imagine! A complete, modern, international quality residential township with the world's largest "Cash & Carry" store, mega shopping mall, multiplex, world class medical care facilities, health spa, new age offices, school of international repute... all within your neighbourhood. Welcome to Dream City, Amritsar.



Dream City will benefit from a deliberate focus on inhabitation. A majority of the residential township will be constructed on a priority basis by AIPL AMBUJA- thereby making Dream City not only a place to invest, but more importantly a place to live!



Intended to be India's first Bharti Walmart's cash n carry Store - opening in Dream City, Amritsar in the second quarter of 2009.



Sample villas at Dream City will be ready in the second quarter of 2009.



A sepia-toned photograph of a woman in a long, white, lace-trimmed dress standing in a garden. She is holding a large, light-colored parasol over her head and looking upwards with a smile. The background is filled with dense foliage and trees.

dream city: 148 acres
of a complete living experience

• **RESIDENTIAL:**

- Villas (250 to 500 sq. yards) inspired by Neo-Victorian architecture
- High-end apartments
- Plots from 325 to 1000 sq. yards

• **COMMERCIAL:**

- World's no.1 "Cash & Carry" store
- Shopping arcade with the best brands
- Entertainment Zone
- New age offices and more

• **RECREATION:**

- State-of-the-art club house including spa, pool, gym, creche, squash court, badminton court and restaurant with a bar

• **INFRASTRUCTURE:**

- Gated complex with state-of-the-art security systems
- Large central green and children's play areas
- School of International repute
- World class medical care facilities
- 8 kms of wide planned roads supplemented with walk ways, to ensure hassle-free access and circulation of traffic
- Unparalleled rain water harvesting design and capability
- Underground sewerage system dedicated to Dream City
- Captive sewerage treatment plant
- Solid waste management system
- Underground electrical cable network system and more





in harmony with nature

- **STORM WATER DISCHARGE MEASURES AND RAIN WATER HARVESTING:**
Storm water drainage infrastructure in township connected to rain water harvesting pits to improve the ground water level.
- **STP (SEWERAGE TREATMENT PLANT):** Captive package sewerage treatment plant based on submerged fixed film aeration system. Treated waste water to be utilized for landscape purposes.
- **POWER BACK UP:** DG sets with acoustic enclosures to reduce noise pollution.
- **COMPACT FLUORESCENT LAMPS (CFL):** CFL instead of incandescent lamps in entire township with time control switches for energy conservation.
- **DEDICATED DENSE PLANTATION:**
Meticulously planned landscaping & plantation to improve quality of air spread throughout the township to maintain the ecological balance.

eco-friendly township

- Use of recyclable products, gypsum ceiling, glass and MDF
- 90 percent use of regional material
- Eco friendly construction practices
- Optimum use of natural light & air
- Wide open spaces with green areas



school
of
international
repute
within
your
neighbourhood



India's leading
modern wholesale
"BestPrice"
a
bharti
wal mart
venture



world
class
medical
care
facilities
in
your
township





Each Villa will feature Neo-Victorian architecture with generous interiors of high ceilings and spacious rooms. Special attention has been given to create airy and naturally lit homes.

Each Villa has been finished with close attention to detail. High-end material from vitrified tiles to marble to granite has been sourced from leading manufactures thereby ensuring the best in class living.

dream city villas





*B*elmont villas

250 sq. yards:

- 3 bedrooms + 1 staff room
- Formal & informal living areas
- Family room
- Dedicated puja area
- Parking space available for 2 cars
- Beautiful terrace on first floor and roof top

Northwood villas

325 sq. yards:

- 3 bedrooms + 1 staff room
- Formal & informal living areas
- Family room
- Dedicated puja room
- Bed Room on ground floor with a view of greens
- Parking space available for 2 cars
- Terrace on the top floor



*R*ichmond villas

400 sq. yards:

- 4 bedrooms + 1 staff room
- Formal & informal living areas
- Family room
- Dedicated puja area
- Parking space available for 3 cars
- Sufficient light & ventilation
- Terrace on the top floor



Waterford villas

500 sq. yards:

- 5 bedrooms + 1 staff room
- Formal & informal living areas
- Family room
- Dedicated puja area
- Parking space available for 3 cars
- Separate pantry
- Sufficient light & ventilation
- Terrace on the 1st & top floor



PROPOSED SPECIFICATIONS FOR PREMIUM VILLA AT DREAM CITY, AMRITSAR

AREAS	WALLS	FLOORS	CEILINGS	DOORS
LIVING/DINING ROOM	POP PUNNING WITH ACRYLIC EMULSION PAINT	PREMIUM INDIAN/ IMPORTED MARBLE	FALSE CEILING WITH ACRYLIC EMULSION PAINT & CEILING LIGHTS	INTERNAL DOOR: DESIGNER VINEERED FLUSH DOOR SHUTTER/PREMIUM PAINTED/ POLISHED GLAZED WOODEN DOORS EXTERNAL DOOR: UPVC STEEL ENFORCED DOORS WITH GLASS / WOODEN GLAZED / SOLID DOORS
MASTER BED ROOM	POP PUNNING WITH ACRYLIC EMULSION PAINT	WOODEN FLOORING	POP PUNNING & ACRYLIC EMULSION PAINT	INTERNAL DOOR: DESIGNER VINEERED FLUSH DOOR SHUTTER/PREMIUM PAINTED/ POLISHED GLAZED WOODEN DOORS EXTERNAL DOOR: UPVC STEEL ENFORCED DOORS WITH GLASS / WOODEN GLAZED / SOLID DOORS
OTHER ROOMS	POP PUNNING WITH ACRYLIC EMULSION PAINT	LAMINATE WOODEN FLOORING OR PREMIUM INDIAN/ IMPORTED MARBLE	POP PUNNING & ACRYLIC EMULSION PAINT	INTERNAL DOOR: DESIGNER VINEERED FLUSH DOOR SHUTTER/PREMIUM PAINTED/ POLISHED GLAZED WOODEN DOORS EXTERNAL DOOR: UPVC STEEL ENFORCED DOORS WITH GLASS / WOODEN GLAZED / SOLID DOORS
ENTRANCE LOBBY	POP PUNNING WITH ACRYLIC EMULSION PAINT	PREMIUM INDIAN/ IMPORTED MARBLE	POP PUNNING ACRYLIC EMULSION PAINT & CEILING LIGHTS	MAIN ENTRANCE: SOLID PREMIUM WOOD SHUTTER
TERRACES/VERANDAS/ BALCONY	WEATHER PROOF PAINT	ANTI-SKID TILES	WEATHER PROOF PAINT	INTERNAL DOOR: FLUSH DOOR SHUTTER
MASTER TOILET	POP PUNNING WITH ACRYLIC EMULSION PAINT, GLAZED TILES	ANTI-SKID TILES	FALSE CEILING/POP PUNNING WITH ACRYLIC EMULSION PAINT & CEILING LIGHTS	INTERNAL DOOR: FLUSH DOOR SHUTTER
OTHER TOILETS	POP PUNNING WITH ACRYLIC EMULSION PAINT, GLAZED TILES	ANTI-SKID TILES	POP PUNNING WITH ACRYLIC EMULSION PAINT & CEILING LIGHTS	INTERNAL DOOR: FLUSH DOOR SHUTTER
STAFF ROOM	OBD	TILES	OBD	INTERNAL DOOR: FLUSH DOOR SHUTTER
STORE ROOM	OBD	CERAMIC TILES	OBD	INTERNAL DOOR: FLUSH DOOR SHUTTER
KITCHEN	POP PUNNING WITH GLAZED TILES	ANTI-SKID TILES	POP PUNNING WITH ACRYLIC EMULSION PAINT & CEILING LIGHTS	INTERNAL DOOR: FLUSH DOOR SHUTTER EXTERNAL DOOR: UPVC STEEL ENFORCED DOORS WITH GLASS/WOODEN GLAZED/ SOLID DOORS
SECURITY	VIDEO DOOR PHONES, BURGLAR ALARM SYSTEM			
CLUB HOUSE	LARGE SWIMMING POOL WITH TODDLERS POOL, A SPA JACUZZI, STEAM ROOMS, SAUNA, FULLY EQUIPPED STATE-OF-ART GYM, SPORTS FACILITIES INCLUDE TENNIS COURTS, BADMINTON COURTS, SQUASH, BILLIARD, SNOOKER/POOL TABLES, TABLE TENNIS, BOWLING ALLEY, MULTI-CUISINE RESTAURANTS, BAR AND CHILDREN PLAY AREA.			

PROPOSED SPECIFICATIONS FOR PREMIUM VILLA AT DREAM CITY, AMRITSAR

AREAS	WINDOWS / GLAZING	SWITCHES	OTHERS
LIVING/DINING ROOM	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & SHUTTERS WITH GLASS	MODULAR SWITCHES	—
MASTER BED ROOM	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & SHUTTERS WITH GLASS	MODULAR SWITCHES	—
OTHER ROOMS	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & SHUTTERS WITH GLASS	MODULAR SWITCHES	—
ENTRANCE LOBBY	—	MODULAR SWITCHES	—
TERRACES/VERANDAS/ BALCONY	—	MODULAR SWITCHES	—
MASTER TOILET	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & SHUTTERS WITH GLASS	MODULAR SWITCHES	SUPERIOR QUALITY SANITARY FITTINGS & ACCESSORIES, GRANITE COUNTER TOPS
OTHER TOILETS	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & SHUTTERS WITH GLASS	MODULAR SWITCHES	SUPERIOR QUALITY SANITARY FITTINGS & ACCESSORIES, GRANITE COUNTER TOPS
STAFF ROOM	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & SHUTTERS WITH GLASS	MODULAR SWITCHES	—
STORE ROOM	—	MODULAR SWITCHES	—
KITCHEN	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & SHUTTERS WITH GLASS	MODULAR SWITCHES	MODULAR KITCHEN WITH HOB AND CHIMNEY, GRANITE COUNTER TOP WITH BLACK SPLASH IN GRANITE, STAINLESS STEEL SINK WITH DOUBLE BOWL AND DRAINAGE, IMPORTED CP FITTINGS
SECURITY	VIDEO DOOR PHONES, BURGLAR ALARM SYSTEM		
CLUB HOUSE	LARGE SWIMMING POOL WITH TODDLERS POOL, A SPA JACUZZI, STEAM ROOMS, SAUNA, FULLY EQUIPPED STATE-OF-ART GYM, SPORTS FACILITIES INCLUDE TENNIS COURTS, BADMINTON COURTS, SQUASH, BILLIARD, SNOOKER/POOL TABLES, TABLE TENNIS, BOWLING ALLEY, MULTI-CUISINE RESTAURANTS, BAR AND CHILDREN PLAY AREA.		

Disclaimer: All the specifications are subject to change as decided by the company or by any competent authority.



rendezvous with friends



DC CLUB

DREAM CITY, AMRITSAR

PROPOSED FEATURES FOR DC CLUB

ZONING	DETAILS
OUTDOOR	TENNIS
	SWIMMING POOL & TODDLERS POOL
OPEN GROUND	PARTY PLACE & OUTDOOR SOCIAL ACTIVITIES
	YOGA GROUND
CHILDREN	PLAY AREA
GROUND FLOOR	SPA
	GYM WITH AEROBICS
	BADMINTON
	SQUASH
	RECEPTION & ADMINISTRATIVE OFFICE
	RESTAURANT
	BAR
FIRST FLOOR	GAMING ZONE
CHILDREN	TABLE TENNIS
	COFFEE SHOP
	PASTRY KIOSK
LOUNGE	READING SECTION & CHES
	CARD ROOM





stroll to shop and walk to work

*I*magine a shift from the cluster and crowded environment of today, where shopping options aren't exactly in the neighborhood, to a culture where you can simply walk to work and retail spaces are just a stone's throw away.

DC Square situated in Dream City integrated township will offer:

- World's no.1 "Cash & Carry" store: Bharti WalMart
- Shopping arcade with best of the brands
 - Entertainment Zone
 - Hypermarket
 - Food Court
- Hotel, Hospital etc.
- New age office complex



four acres of landscaped
central greens



the design team

Architect:

- Hafeez Contractor: Critically acclaimed architect Hafeez Contractor, AIIAGD Arch., MS Arch. & UD (USA) is the leading architect in India today. His portfolio includes large residential complexes, hospitals, educational institutions, hotels, resorts, large town and city planning schemes.

Land Mark projects:

- Hiranandani Gardens at Powai, Mumbai
- Proposed Srd Scheme at M. P. Mill Compound, Mumbai
- Indraprastha Speciality Hospital at New Delhi
- Hyatt Regency, Mumbai
- ILFS Ltd at BKC, Mumbai

Awards & Recognitions:

Accommodation Times Award for Best Office & Residential Building - 1998, Priyadarshani Award for Architect of the year - 1998, The Best Architecture Award - 2006 for 23 Marina Dubai at the "CNBC Arabian Property Awards".

Landscape Architects:

- Krishan C. Singal: Renowned Landscape Architect, Krishan C. Singal, qualified from School of Planning and Architecture, New Delhi in 1978. He is a fellow member of Indian Society of Landscape Architecture. He has worked in Middle East for several years. Established Singal Associates in 1990 in New Delhi.

Landmark Projects: Tata's Sports Complex and Housing, Jamshedpur

- City Centre at Salt Lake, Kolkata
- Udayan - The CondoVille, Kolkata
- The Cairns - a residential complex for Shri Ratan Tata in Mumbai
- The Ffort Radisson & Spa, Raichak.

- Anjali Tiwari Kulkarni: Studio ATK was set up as a consultancy practise in 1991, under the stewardship of landscape Architect Ms. Anjali Tiwari Kulkarni (B.Arch.- BKPS College of Architecture, M. Arch.- School of Planning and Architecture).

Landmark projects: Jaypee Greens resort

- Emaar MGF The Palm Springs
- Rohini Amusement Park
- Jaipur Township
- Agra Township
- O.P. Jindal hospital
- Samadhi and Gyan Kendra



a concrete venture



AIPL Ambuja Housing & Urban Infrastructure Ltd. is an aspiring alliance between Advance India Projects Ltd. and Ambuja Realty Group, to provide high quality housing solutions tailored to meet contemporary lifestyles.

With a string of premium commercial projects to its credit, for some of the best corporate brands in New Delhi and Gurgaon, and after creating the most sought after homes in Kolkata, the AIPL and Ambuja Realty joint venture is all set to begin its long journey in the emerging new India.



THE AIPL AMBUJA PROMISE

WE WILL

- DELIVER HIGH QUALITY REAL ESTATE PRODUCTS
 - DELIVER SUPERIOR STRENGTH AND AESTHETICALLY SUPERIOR STRUCTURES
- ENSURE TIMELY DELIVERY & STRIVE TO COMPLETE PROJECTS BEFORE SCHEDULE
- BE TRANSPARENT AND ETHICAL IN MANAGING ALL OUR INTERACTIONS
- STRIVE TO INSPIRE TRUST IN OUR CUSTOMERS





The Masterpiece, Gurgaon



The Celebration Mall, Amritsar.



The Celebration Mall, Udaipur.

Let's advance India..... We are doing it.

AIPL, with a rich experience spanning over 17 years, has been creating aesthetically designed buildings for the leading MNCs in Delhi & Gurgaon. AIPL has also launched a chain of world class malls under the name 'The Celebration Mall', which offers an irresistible mix of entertainment, shopping and leisure.

Our Brand Ambassadors:





Fort, Raichak

Building with passion...

Ambuja Realty in a pioneering joint venture with West Bengal Housing Board has been providing quality housing solutions in West Bengal, for the past 15 years under the name Bengal Ambuja.

With the objective to create homes at affordable prices, they have created homes that are not just for a select few but for everyone emphasizing on quality, aesthetics, innovation and integrity.

The first real estate company in Eastern India to get ISO: 9002 Certification, in 1999, Bengal Ambuja's approach to quality has also earned them the highest developer rating in India - DRI from ICRA, in 2003.



Ujjwala, Kolkata



Utsa, Kolkata



Ecospace, New Town, Kolkata

City Centre



City Centre & The Residency
at Salt Lake, Kolkata

Townships

- Ulhas in Bardhaman
- Uttarayan in Siliguri

Residential





PROPERTY LINKERS

H.O

**S.C.O. NO.: 105, Distt. Shopping Complex,
Main M.K. Hotel Road,
Near P.R. Residency Hotel, Amritsar - 143001**

Mobile: +91-9417292777, 9988991234

Phone: +91-183-2502220

B.O

**Shop No. 82, S.F. Nehru Shopping Complex,
Opp. Novelty Sweets, Amritsar - 143001**

Phone: +91-183-3255577

B.O

**Opp. Central Jail, Near Meera kot Chowk,
Amritsar - 143001**

E-mail: info@propertylinkers.in

Disclaimer: This brochure is only indicative of the township concept, and not a legal offering. Our intent is to provide high quality housing solutions with holistic living.

Kindly note that the images depicted in this brochure are for reference purpose only.